

Mayor Mary Cooper called the meeting to order at 7:00 p.m. Also present were Councilmembers Robert Jurca, Guy Pfalzgraff and Kay Carlquist, along with City Manager Lanny Sloan. Councilmember Bill Seuell and City Attorney Mike Schottelkotte were absent. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

**Pledge of Allegiance**

The Mayor led everyone present in the Pledge of Allegiance.

**Changes to the Agenda**

There were none.

**Minutes**

It was moved by Councilmember Jurca and seconded by Councilmember Carlquist to approve the minutes of the December 16, 2008 regular meeting as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

There were none.

**Request to Extend Contract for Purchase of "Golf Course Property"**

City Manager Lanny Sloan explained that Paradise Hills Property has made an offer to purchase the Golf Course Property for \$1,150,000, with a non-refundable Earnest Money deposit of \$115,000. They have requested and received from the Council, an extension of the closing date to 2009. Now, due to the change in financial condition of lending agencies and availability of loans to purchasers, they feel the market conditions, and their funds for development are limited. Therefore, they are requesting an extension of the closing date to March 31, 2012. As with the previous extension, they are willing to pay an interest payment of \$20,723 every six months until the closing. This amount does not reduce the total amount to be paid to the City and is non-refundable. Mr. Sloan stated that staff recommends approval of the extension.

There was discussion amongst Council on extending the closing date.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Carlquist that the agreement with Paradise Hills Properties, LLC that extends the closing date of the sale of the Devil's Thumb Golf Course property, be extended until March 31, 2012, with the stipulation that non-refundable interest payments of \$20,763 be made as per the Exhibit A of the amended contract. All in favor, motion carried.

**Contract for Aerial Mapping**

Public Works Director Jim Hatheway stated that in the fall of 2008 the City advertised in a joint request for bids with Mesa County for aerial photography and contour mapping. This project will provide an update to our current aerial mapping that was completed 5 years ago showing the changes within the City that have occurred in this time. Six companies responded to the bid. Of the six companies that responded to the bid, only Sanborn provided the documentation and demonstrated a good understanding of the City's needs. Sanborn completed the last aerial mapping project for the City in 2003, and since that time, has always been responsive to any City staff request for additional data or information. If Sanborn is awarded the contract, the aerial photography portion of the project will be performed in late March/early April before vegetation begins to leaf out. The imagery and contour data will be provided to the City during the summer for review. Once our review has been completed, the aerial photography and contours will be available to the citizens on the public internet map service site and available for sale in the fall.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to award the contract for aerial and contour mapping to Sanborn in the amount of \$40,836.00. All in favor, motion carried.

**Regular Meeting, Delta City Council, January 6, 2009 (Cont.)**

**Ordinance #13, 2008; Second and Final Reading**  
**2008 Supplemental Appropriations**

Ordinance #13, 2008

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE  
VARIOUS FUNDS AND SPENDING AGENCIES IN THE  
AMOUNTS AND FOR THE PURPOSES SET FORTH BELOW  
FOR THE CITY OF DELTA, COLORADO, FOR THE 2008  
BUDGET YEAR

was introduced as Council Bill #13, 2008 and read by the Clerk.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Carlquist to adopt Ordinance #13, 2008 on second and final reading. Roll call vote: Councilmembers Jurca aye, Pfalzgraff aye, Carlquist aye, and Cooper aye. Council Bill #13, 2008 was adopted on second and final reading as Ordinance #13, 2008.

**Delta Urban Renewal Authority: Request to allow Greyhound into Chamber Building**

The Mayor recessed the regular Council meeting and convened a meeting of the Delta Urban Renewal Authority.

City Manager Lanny Sloan stated that the Chamber of Commerce is requesting DURA to allow them to serve as a ticket agent for Greyhound and to conduct the business in the Chamber building. He explained that the terms of the lease require written approval from DURA to conduct any other business not considered Chamber business. He stated that Greyhound is in operation at the Chamber building and buses have been stopping there serving passengers and/or packages.

Randy Sunderland representing the Chamber of Commerce explained that he is here in response to the letter that was sent by Mr. Sloan. He presented a background of the Greyhound business and what services it has been offering to the Delta community. He stated that Greyhound would be stopping in the alley behind the Chamber like it has in the past near Wells Fargo Bank. This area provides ample parking so the passengers have a place to stop and park while waiting for the bus when the Chamber is not open. He explained that the ticket agent is not required to provide a lobby or other services for the passengers and is not expected to be open beyond normal hours of operation. Greyhound will provide all the hardware/software necessary for the operation. Mr. Sunderland stated that Tj Davis has been in contact with Glen Black regarding signage that will meet the City's regulations. He explained that the Chamber board believes that access to public transportation is critical for our community. If the Chamber had not picked up the service they believe that the services in Delta would have ceased forcing local residents to find their own way to make connections out of Montrose or Grand Junction. He explained that the Chamber board did not consider that this contract would be in violation of the lease agreement due to the fact that they considered this to be a Chamber function. He stated that to satisfy the concern, he is requesting written permission from DURA for the Delta Area Chamber of Commerce to contract with Greyhound Lines, Inc. to serve as a ticket agent at its 301 Main Street address.

Commissioner Cooper asked if they would be handling packages.

Mr. Sunderland explained that it is a ticketing agent and as part of Greyhound's services they will be handling packages and working with passengers in purchasing tickets.

Commissioner Carlquist questioned if they tried to find any other business to take on this project and do they feel that this is in competition with any other local business.

Mr. Sunderland stated that it is his understanding that they had contacted a few other people and that they were not having any positive results. At that time they brought it to the Chamber and Tj looked at it and felt that they could handle this project.

Mr. Sunderland addressed questions regarding who would be the ticket agent and what type of income this project would be bringing to the Chamber. He explained that they have the income budgeted at \$7500 to go into the reserve fund to be used for building maintenance.

## **Regular Meeting, Delta City Council, January 6, 2009 (Cont.)**

### **Delta Urban Renewal Authority (cont.)**

Commissioner Cooper stated concerns about the use of the Chamber building as waiting area for the passengers.

Mr. Sunderland explained that they are not required to have a waiting area for Greyhound. The passengers are welcome to use the sitting area that they have been working on. He explained that the services that Greyhound offers are important services for this community. He stated that this project would be on an annual contract.

Commissioner Carlquist stated the concern she has is the Chamber generating income off of a building that is rent free and utility free.

Mr. Sunderland stated that the board saw this as an opportunity to build up the reserve fund for building maintenance.

There was discussion amongst the Commissioners regarding the importance of the services offered by Greyhound.

Commissioner Cooper asked if they could give a report in about six months.

Mr. Sunderland reassured the Commissioners that the income would be used for the building maintenance.

Gerald Roberts, 1962 Columbine Court, stated that he was on Council at the time the agreement was submitted over 20 years ago with the Chamber. He explained that it was not the intent of Council at that time to provide a place for the Chamber to subsidize a business.

It was moved by Commissioner Carlquist and seconded by Commissioner Jurca to submit a letter allowing the Chamber to enter into contract with Greyhound as their ticket agent for Delta. All in favor, motion carried.

Ms. Cooper closed the DURA meeting and reconvened the regular Council meeting.

### **City Attorney Comments**

There were none.

### **City Manager Comments**

City Manager Lanny Sloan stated that there will be a work session on January 13, 2009 at 5:30pm to meet with URS and also a meeting with MEAN on January 27<sup>th</sup>, 2009 at 5:30pm.

Mr. Sloan introduced Lee Bartlett who will be presenting information on the senior nutrition program. He stated that there cannot be any decisions made tonight. However, he would like Council to give some direction if they are interested in possibly pursuing this project in the future.

Lee Bartlett with Region 10 Area Agency on Aging explained the services, budgets and the programs that they offer. He gave an overview of the current nutrition services within the region and also talked about the transition process they currently are working on. He also explained the future of the Delta County nutrition programs.

Mr. Bartlett stated that 25% of the Delta County residents are 60 and above. On average, most of the counties they serve are between 18% and 20%. He gave an analysis on the services and funding on each site.

Mr. Bartlett explained that when they requested RFP's last year Columbine was the only agency that responded. He stated that they are talking with everyone to find someone that is interested in providing these services. There may be one or two organizations in the Montrose area that might be interested in doing this at the Pavilion but with the smaller sites like Nucla and Norwood they are going to need to deal with them on an individual basis. He stated that he doesn't believe that they are going to find one agency to serve all the counties. Ouray, Telluride and Gunnison are currently providing services without any funding because they wanted to take advantage of not having to deal with all of the guidelines but they don't have the numbers that Montrose and Delta have.

**Regular Meeting, Delta City Council, January 6, 2009 (Cont.)**

**City Manager Comments (cont.)**

Mr. Bartlett also presented information on the meal cites within Delta County.

Councilmember Jurca asked if they are asking the City to take over all four cites within Delta County.

Mr. Bartlett stated that they are looking for someone to take over all four cites within the county. He commented on how this is a great opportunity for the City of Delta. He explained that there is no interest from Delta County at this time.

Mr. Sloan stated that he does have experience in this type of program that was county wide. He explained that this project would not be taking away from any other funds; it would have to be self supporting. It's not that staff wants another program; so far they haven't heard of any other agency wanting to take over the services. Staff is just looking for Council to consider looking at this project further to possibly work with other agencies.

Councilmember Jurca commented on if the City decides to consider this project, no other agency will step forward and the City will be committed.

Councilmember Pflalzgraff also commented on the costs that could be directly or indirectly involved with the City.

There was discussion on Council's support of the concept of the program and what would happen to the program if they can't get anyone to take on the program.

Mr. Bartlett stated that they are talking with different agencies to let everyone know where they stand right now with the programs, what's available, what the funding is, how many people are involved and what the ramifications are.

Councilmember Carlquist asked Mr. Sloan how much work would be involved to put out a proposal for the program.

Mr. Sloan explained that it would involve the application and establishing a budget.

Councilmember Pflalzgraff stated that Council is supportive of the program and would be supportive of someone that has more of a county focus.

**Councilmember Comments**

There were none.

The meeting was adjourned at 8:02 p.m.

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Jolene E. Nelson, City Clerk